

RESOLUTION NO. RES-2017-071

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS TO APPROVE A DENSITY BONUS FOR DETURK WINERY VILLAGE, LOCATED AT 806 DONAHUE STREET AND 8 W. 9TH STREET, ASSESSOR'S PARCEL NUMBERS 010-091-001 AND 010-091-007 - FILE NUMBER PRJ16-012

WHEREAS, an application for Density Bonus requesting a thirty-five percent (35%) density increase was submitted to the Planning and Economic Development Department by Richard Deringer for the development of DeTurk Winery Village (the Project), a mixed-use project that includes 185 residential units, 15 of which are designated for very low income occupants, for the properties located at 806 Donahue Street and 8 W. 9th Street, Assessor's Parcel Numbers 010-091-001 and 010-091-007; and

WHEREAS, the project will designate eleven percent (11%) of the maximum allowable units under the General Plan and Zoning for very low income occupants and, pursuant to Section 20-31.060 of the City of Santa Rosa Zoning Code, the applicant is therefore entitled to two concessions and a thirty-five percent (35%) density increase. The applicant has requested concessions for building height and parking requirements; and

WHEREAS, State Density Bonus Law, California Government Code Section 65915 requires that when a housing developer meets certain criteria for a density bonus that the local jurisdiction must grant the applicant's requested regulatory concession(s) or incentive(s) unless the City makes a written finding that the concessions or incentives (1) are not required in order to provide for affordable housing costs as defined by state law, (2) would have a specific adverse impact upon public health and safety or physical environment or any real property listed in the California Register of Historical Resources, or (3) would be contrary to state or federal law; and

WHEREAS, the existing DeTurk Winery Complex is listed in the California Register of Historic Resources. A historic evaluation, prepared by Susan Clark, dated September 2016, coupled with an addendum, also prepared by Susan Clark, dated November 29, 2016, found that the industrial design and materials proposed for the Project are consistent with the historic winery complex and surrounding neighborhood and meet the Secretary of the Interiors Standards for historic preservation; and

WHEREAS, the Project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the Project is consistent with the General Plan, the Downtown Station Area Plan, and zoning, for each of which an Environmental Impact Report (EIR) was certified, and there are no environmental effects peculiar to the Project or the Project site, not previously analyzed in the prior EIRs. The project also qualifies for three categorical exemptions: Class 32 for in-fill development; Class 30 for the clean-up of known contamination; and Class 31 for restoration measures which have been found to be consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation; and

WHEREAS, on March 23, 2017, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials. During the meeting, the Planning Commission considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing, and approved Resolution No.11825 recommending the Council approve a Density Bonus allowing a thirty-five percent (35%) density increase and two concession relating to height and parking for the project.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves a Density Bonus for the Project subject to the following conditions:

1. The applicant shall enter into an agreement with the Santa Rosa Housing Authority to provide fifteen (15) units designated for very-low income occupants, for a period of 55-years, with, at a minimum, the provisions set forth in Zoning Code Section 20-31.100(B).
2. The units designated for very-low income occupants shall be:
 - a. Constructed at the same time as the market rate units;
 - b. Reasonably dispersed throughout the development and/or phases if applicable;
 - c. A similar unit type and size as market rate units;
 - d. Reasonably compatible with the design or use of the remaining units in terms of appearance, materials and quality finish; and
 - e. Remain substantially the same through repairs and improvements for the entire 55-year period in which these units are designated for very low income occupants.
3. There shall be four (4) community vehicles provided at no cost to DeTurk Winery Village residents. These vehicles shall be kept in good condition, both appearance and operational, for the life of the project.
4. Residential parking spaces shall be unbundled from residential units for the life of the project. Unbundled parking, as defined by the Zoning Chapter 20-70, are spaces that are separated from the cost of housing, meaning that residents with no vehicles would realize a cost savings by not leasing a parking space.

BE IT FURTHER RESOLVED that the Council finds and determines this request for Density Bonus would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this request for Density Bonus would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

IN COUNCIL DULY PASSED this 9th day of May, 2017.

AYES: (6) Mayor Coursey, Vice Mayor Tibbetts, Council Members Combs, Olivares, Sawyer, Schwedhelm

NOES: (0)

ABSENT: (1) Council Member Rogers

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney